



Sean Rogan
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

ADOPTED

Community Development Commission

October 30, 2012

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

2-D October 30, 2012

SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Commission:

**ALLOCATION OF HOME FUNDS AND APPROVAL OF ENVIRONMENTAL DOCUMENTATION
FOR THE AVALON APARTMENTS IN UNINCORPORATED WILLOWBROOK
(DISTRICT 2) (3 VOTE)**

SUBJECT

This letter recommends that your Board approve a loan of HOME Investment Partnerships Program (HOME) funds to A Community of Friends for the Avalon Apartments housing development, to be located at 13218 and 13224 Avalon Boulevard in unincorporated Willowbrook.

IT IS RECOMMENDED THAT THE BOARD:

1. Acting as a responsible agency pursuant to the requirements of the California Environmental Quality Act (CEQA) for the Avalon Apartments project, certify that the Community Development Commission (Commission) has independently considered the attached Initial Study/Negative Declaration (IS/ND), prepared by the Los Angeles County Department of Regional Planning as lead agency, and has reached its own conclusions regarding the environmental effects of the project; and find that this project will not have a significant effect on the environment.
2. Approve a loan to A Community of Friends using HOME funds in a total amount of up to \$3,000,000 for the Avalon Apartments project, which was selected through a Notice of Funding Availability (NOFA) issued by the Housing Authority of the County of Los Angeles (Housing Authority) on September 30, 2011.
3. Authorize the Executive Director or his designee to negotiate, execute, amend, and if necessary, reduce or terminate a Loan Agreement with A Community of Friends, and any related documents, including but not limited to documents to subordinate the loan to permitted construction and

permanent financing, and any intergovernmental, interagency, or inter-creditor agreements necessary for the implementation of the development, following approval as to form by County Counsel.

4. Authorize the Executive Director or his designee to incorporate, as needed, up to \$3,000,000 in HOME funds into the Commission's approved Fiscal Year 2012-2013 budget, for the purposes described above.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to approve a loan of HOME funds to A Community of Friends for the Avalon Apartments project, which was selected through the Housing Authority's Notice of Funding Availability (NOFA) process. The allocation of HOME funds will finance 54 new units of affordable multifamily and special needs housing to very-low and low income families.

FISCAL IMPACT/FINANCING

The recommended loan will provide a total amount of up to \$3,000,000 in HOME funds to finance the construction of this development. These funds will be incorporated into the Commission's approved Fiscal Year 2012-2013 budget as needed. The loan will be evidenced by a promissory note and secured by a deed of trust, with the term of affordability enforced by a recorded Covenants, Conditions and Restrictions document.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On September 30, 2011, a NOFA was issued by the Housing Authority, making available City of Industry funds for the development of affordable rental housing. Proposals submitted for the NOFA were reviewed by technical consultants and the Housing Authority's Independent Review Panel, which also reviews applicant appeals and administratively adjudicates each request. Applicants were notified of the scoring results and given seven days to appeal individual scores for procedural or technical errors.

The Avalon Apartments project was originally scheduled to receive City of Industry funds, but a delay in CEQA clearances required that the Housing Authority remove the project from its March 20, 2012 Industry NOFA Board letter.

The Commission now recommends a loan of HOME funds to the Avalon Apartments project. HOME funds are allocated by the U.S. Department of Housing and Urban Development (HUD) and administered by the Commission on behalf of the County. HOME funds are used for affordable housing located in unincorporated areas and 48 participating cities.

The Avalon Apartments project met the threshold criteria established under the Housing Authority's NOFA. Only proposals scoring a minimum of 70% of the total overall points were considered for an award. Additionally, proposals for new construction or substantial rehabilitation were required to score a minimum of 70% of the total points under each of the following categories in order to be considered for an award: (1) Development Feasibility, (2) Design, and (3) Supportive Services and Property Management Plan.

The recommended Loan Agreement will incorporate affordability restrictions and provisions requiring the developer to comply with all applicable federal, state, and local laws. The allocation of HOME

funds of up to \$3,000,000 for the recommended project will leverage approximately \$15,477,155 in additional external resources.

The three-story, 55-unit Avalon Apartments project will include 54 units of affordable rental housing (13 one-bedroom, 22 two-bedroom, and 19 three-bedroom) and one three-bedroom manager's unit. A total of 17 units will be reserved for low-income families earning no more than 50% of the median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size, as established by HUD. A total of 37 special needs units will be reserved for homeless individuals and very low-income families earning no more than 30% of median income, and whose head of household is living with a mental illness.

The project also includes a community hall, a children's play area and a basketball court. Sixty-two uncovered parking spaces are proposed. Currently, there are four vacant, deteriorated single-family residential structures onsite, which will be demolished and removed from the project site. The project site will be accessed from Avalon Boulevard.

ENVIRONMENTAL DOCUMENTATION

The Commission has prepared an Environmental Assessment (EA) for this project pursuant to the requirements of the National Environmental Policy Act. This document describes the proposed project, evaluates the potential environmental effects, and describes the mitigation measures necessary to avoid potentially significant environmental effects from the project. Based on the conclusions and findings of the EA, a Finding of No Significant Impact will be approved by the Certifying Official of the Commission. Following the required public and agency comment periods, HUD will issue a Release of Funds. NEPA review and clearance will be completed prior to execution of the HOME Loan Agreement.

As a responsible agency, and in accordance with the requirements of CEQA, the Commission reviewed the IS/ND prepared by the Los Angeles County Department of Regional Planning and determined that this project will not have significant adverse impact on the environment. The Commission's consideration of the IS/ND, and filing of the Notice of Determination, satisfies CEQA Guidelines as stated in Article 7, Section 15096.

The environmental review record for this project is available for public review during regular business hours at the Commission's main office, located at 2 Coral Circle in Monterey Park.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The requested actions will increase the supply of affordable housing in the County of Los Angeles.

The Honorable Board of Supervisors
10/30/2012
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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN
Executive Director

SR:jr

Enclosures

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: "Avalon Apartments/ Project No. R2010-01629-(2)/ Case No(s) RCUP201000150, RHSG201000003,

Project location: 13218 and 13224 Avalon Boulevard, Los Angeles, CA 90061
APN: APN 6134-001-011 and 012 Thomas Guide: 734 E2 USGS Quad: Inglewood

Gross Acreage: 1.72 acres (two parcels combined)

Description of project: The proposed project is a request for a Conditional Use Permit and Discretionary Housing Permit with a density bonus to develop a new 100% affordable housing project. The project would consist of one, three-story building, thirty-five (35) feet in height with fifty-five (55) residential units; thirty-one (31) units would be reserved for homeless individuals and very low-income families whose head of household is living with a mental illness, twenty-three (23) units would be reserved for low-income families and one (1) unit would be reserved for a resident manager. The unit mix would be thirteen (13) one-bedroom units, twenty-two (22) two-bedroom units and twenty (20) three bedroom units. The project would also include a Community Hall, a children's play area and a basketball court. Sixty-two uncovered parking spaces are proposed. Currently, there are four single-family residential structures on-site, which will be demolished and removed from the project site. The project site will be accessed from Avalon Boulevard.

General plan designation: Category 1 - Low Density Residential (1 to 6 du/ac)

Zoning: C-2 (Neighborhood Commercial) Zone and is located within the West Rancho Dominguez-Victoria Community Standards District

Surrounding land uses and setting: The project site is located South of El Segundo Boulevard and North of 135th street, within the Willowbrook-Enterprise Zoned District, within the unincorporated community of West Rancho Dominguez-Victoria. Directly East of the subject property is a City of Los Angeles, Department of Water and Power easement which is being used as a plant nursery. To the South is a 42-unit senior apartment complex, to the West are single-family homes and to the North is a church, two light manufacturing businesses, and a business park.. Enterprise County Park is located approximately 0.28 miles east of the project site and Earvin Magic Johnson Recreational Area and Willowbrook Park are located approximately 0.28 miles north of the project site. Compton Airport is approximately 1.5 miles southeast of the project site.

Reviewing Agencies:*Responsible Agencies*

- ☐ None
 Regional Water Quality Control Board:
☒ Los Angeles Region
☐ Lahontan Region
☐ Coastal Commission
☐ Army Corps of Engineers

Special Reviewing Agencies

- ☐ None
☐ Santa Monica Mountains Conservancy
☐ National Parks
☐ National Forest
☐ Edwards Air Force Base
☐ Resource Conservation District of Santa Monica Mountains Area
☒ City of Carson
☒ City of Compton
☒ City of Los Angeles
☒ LAUSD School District

Regional Significance

- ☐ None
☐ SCAG Criteria
☒ Air Quality
☐ Water Resources
☐ Santa Monica Mtns. Area
☐

Trustee Agencies

- ☐ None
☐ State Dept. of Fish and Game
☐ State Dept. of Parks and Recreation
☐ State Lands Commission
☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

- ☒ Fire Department
 - Planning Division
☐ Sanitation District
☒ Public Health: Environmental Hygiene (Noise)
☐ Sheriff Department
☐ Parks and Recreation
☐ Subdivision Committee
☐

Public agency approvals which may be required:

Lead agency name and address:

County of Los Angeles
 Department of Regional Planning
 320 West Temple Street
 Los Angeles, CA 90012

Project sponsor's name and address:

A Community of Friends
 3701 Wilshire Boulevard, Suite 700
 Los Angeles, CA 90010

Contact person and phone number: Anita Gutierrez, (213) 974-6443

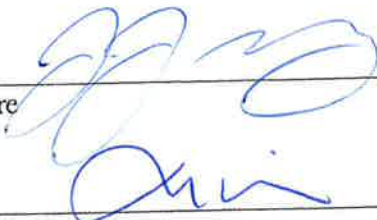
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

IMPACT ANALYSIS SUMMARY MATRIX		No Impact			
		Less than Significant Impact			
		Less than Significant Impact w/ Project Mitigation			
		Potentially Significant Impact			
Environmental Factor	Pg.				Potential Concern
1. Aesthetics		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Agriculture/Forest		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Air Quality		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Biological Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Cultural Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Energy		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Geology/Soils		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Greenhouse Gas Emissions		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Hazards/Hazardous Materials		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Hydrology/Water Quality		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Land Use/Planning		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Mineral Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Noise		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Population/Housing		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Public Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Recreation		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Transportation/Traffic		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Utilities/Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Mandatory Findings of Significance		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature



Date

05-24-2012

Signature



Date

5/24/2012

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Source: LA County General Plan</u>				
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Source: LA County Department of Regional Planning Trails Plan</u>				
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is not located in the vicinity of a scenic highway, corridor, hillside, or ridgeline. The project would not obstruct views from a regional riding or hiking trail as it is not located in the vicinity of any trails. Seventeen non-oak trees are to be removed as a part of the project and are to be replaced on a one to one basis. The proposed project would be consistent with the visual character of the surrounding area as a multi-family residential complex is located directly adjacent to the project. The buildings will be setback 30 feet from the front property line and designed with garden landscaping along the Avalon Boulevard street frontage.

2. AGRICULTURE / FOREST

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Farmland Mapping and Monitoring Program, California Department of Conservation

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: LA County General Plan

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There are no lands in the W Rancho Dominguez-Victoria Community that are designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The FMMP does not include this portion of the County in its mapping effort due to the predominance of urban development and the lack of agricultural uses. Thus, the proposed project would have no impact on designated Farmlands. The project site is not zoned as forest land or timber land and there are no Williamson Act Contracts in the vicinity of the proposed project. There are no forests or designated farmlands in the vicinity of the project site and no conversion of forest land or farmland to other uses or would occur with the proposed project. No impact on existing forest.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Otherwise result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed project involves the construction of fifty-five (55) residential units and the proposed use will not result in any toxic emissions. As a result, no significant adverse impacts on sensitive receptors are anticipated to result from the proposed project's implementation. Project will implement best management practices for dust control during construction.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Source: LA County General Plan				
c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5" inch in diameter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)?

☐ ☐ ☐ ☒

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

☐ ☐ ☐ ☒

The project is not located in a Significant Ecological Area (SEA) or in the vicinity of a federally protected wetland, therefore the project would not have an impact on SEA's or federally protected waters. As indicated in the preceding sections, the project is located in an urbanized area. Native habitat in the vicinity of the project site has been disturbed as part of the area's past development. The proposed project site is located in the midst of an existing mixed use neighborhood that contains some higher density residential development as well as a mix of commercial and light manufacturing uses. Residential land uses are to the West, South and East. A 42-unit senior housing development is adjacent to the project site.

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There are no "historically significant" structures or archaeological resources as defined in the State CEQA Guidelines, and therefore there will be no impact.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Comply with Los Angeles County Green Building Standards?(L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project will be designed to meet current Los Angeles County Green Building standards and will include various energy saving elements such as occupancy sensors, daylighting, water efficient appliances/fixtures and drought tolerant plants.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Source: The California Geological Survey: Alquist-Priolo Earthquake Fault Zone Maps				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Source: The California Geological Survey				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
No liquefaction zone near the subject property. Source: The California Geological Survey				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Source: Plate 5 Los Angeles County Landslide Inventory Map				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

☐☐☒☐

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

☐☐☐☒

The Newport-Inglewood fault is located 1,129 feet southwest of the project site. It is unlikely that the property is subject to seismic ground shaking because the nearest seismic zone is located 826 feet southwest from the subject property. The project is not located in an area of liquefaction. A sewer area study is to be submitted to Public Works for review.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Temporary impacts would result from construction of the proposed project. GHGs would be emitted by construction equipment and worker vehicles, however, these GHG emissions would be short-term and would be considered less than significant. Long-term annual GHG emissions attributed to the proposed project would be generated from the increased use of electricity and water and from vehicle trips generated by the project, however by using energy efficient technology GHG's would be less than significant. Additionally, the project requires thirty-one of the fifty-five units be set aside for homeless and very-low income families whose head of household is living with a mental illness, therefore a majority of the residents will not be driving vehicles keeping the vehicle trip to a minimum and the GHG's would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

☐ ☐ ☒ ☐

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) in a Very High Fire Hazard Severity Zones (Zone 4)?

☐ ☐ ☐ ☒

Source: LA County Fire Department

ii) in a high fire hazard area with inadequate access?

☐ ☐ ☐ ☒

Source: LA County Fire Department

iii) in an area with inadequate water and pressure to meet fire flow hazards?

☐ ☐ ☐ ☒

Source: LA County Fire Department

iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?

☐ ☐ ☒ ☐

Source: Project land use map

Facility maintenance activities for the project are likely to utilize hazardous materials in limited quantities, such as paints, thinners, cleaning solvents, fertilizers and pesticides. These hazardous materials would be stored on-site in a maintenance room. Site improvements would not result in a significant hazard to the public or the environment through foreseeable upset and accident conditions that may release hazardous materials into the environment. The proposed project would utilize existing access to public roadways and would not interfere with emergency response or evacuation of adjacent sites. The project is located in an urbanized area and not located in a very high fire hazard severity zone. It will be required to provide adequate access from Avalon Boulevard and provide standard fire flow availability. The site is adjacent to multi-family residential to the South, single-family residential to the West and East and light manufacturing to the North. The light manufacturing consists of an industrial clothing launderer and a steel product manufacturer. The project site is located 2.2 miles away from the Compton/Woodley Airport, a county-owned public-use airport located in the central business district of Compton.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

i) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course?

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j) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain?

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l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

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m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

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n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

☐ ☐ ☒ ☐

The proposed development (buildings and parking lot) would alter the topography of the site and increase the amount of impermeable surface area. This will result in changes to the current drainage patterns on the project site, as well as the potential for erosion and run-off during construction. However, this would be common for any development of the subject site. Due to the scope of the project, it requires the review and conceptual approval of a National Pollutant Discharge Elimination System (NPDES) permit through the County Department of Public Works.

The proposed project will not involve or require the withdrawal of groundwater. In addition, given the elevation and topography of the project site, it would not be likely to provide suitable opportunities for groundwater recharge. Therefore there is no impact.

There are no Federally-mapped 100-year flood hazard areas in the project vicinity. Therefore there is no impact. There is no dam or levee anywhere in the vicinity of the project site. Therefore there is no impact. The subject property does not adjoin an ocean, lake or other body of water, so there is no risk of inundation by seiche, tsunami, or mudflow. Therefore there is no impact.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: LA County General Plan</u>				
b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: LA County General Plan</u>				
c) Be inconsistent with the zoning designation of the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: LA County Zoning Code</u>				
d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: LA County General Plan and LA County Zoning Code

The proposed project includes fifty-five (55) affordable multi-family units on two vacant parcels that is surrounding mostly by developed properties. Thereby, the proposed project is an in-fill project within the surrounding community. The proposed project would develop an existing partially vacant site, but would not disrupt or divide the existing pattern of development surrounding the project site. The proposed rental affordable housing project for homeless/very-low income individuals and families whose heads of households are living with a mental illness is compatible with other existing land uses along Avalon Boulevard. The apartments are an allowed use in the C-2 (Neighborhood Commercial) Zone with a conditional use permit. The project site is designated at Category 1 –Low Density Residential in the LA County General Plan, the project is also applying for a discretionary housing permit to allow for a density bonus under the Los Angeles County Zoning Code. As such, the proposed project will not physically divide an established community nor be inconsistent with the plan designations on the property and therefore there will be less than a significant impact. The project would also not conflict with any Hillside Management Criteria or SEA Conformance Criteria as the project is not located within an SEA or Hillside Management Area.

12. MINERAL RESOURCES

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: California Department of Oil, Gas, and Geothermal Resources, Well Locations and Oil/Gas Fields, July 2008.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: LA County General Plan

There are no designated Mineral Resource Zones within the project area. The project site is not designated as a mineral resource recovery site, therefore the project would not result in the loss of availability of any locally important mineral resource recovery sites. As such, there is no impact.

13. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: LA County Noise Standards

b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A senior housing complex is located adjacent to the project.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Airport Influence Areas Policy Map, LA County General Plan: LA County Airport Land Use Commission

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is not within the vicinity of a private airstrip.

There are no private airstrips located in the vicinity of the project.. Therefore, Project implementation would not result in a safety hazard associated with a private airstrip for people residing or working in the project area. The most common sources of noise in the project vicinity are transportation related noise sources, including automobiles and trucks. The primary source of roadway noise near the project site is traffic along

Avalon Boulevard. The project will be required to comply with LA County Noise standards. Operation of the proposed project would generate noise levels that may periodically be audible to sensitive receptors near the project site. However, noise levels are not expected to exceed the County's noise ordinance standards. The proposed project would result in an increase fifty-five (55) affordable units on-site. Sensitive receptors near the project site may periodically hear increased noises (e.g., music, conversations, doors slamming) associated with the operation of the apartment units. However, noise from on-site activities would generally be lower than the existing traffic and industrial noise levels in the area and would not be expected to exceed the County's Noise Ordinance standards. Noise associated with parking lot activity, such as slamming car doors and squealing tires, is also common with residential uses. However, parking lot noise from the proposed project would generally be lower than the existing traffic and industrial noise levels in the area and would not be expected to exceed the County's Noise Ordinance standards. Therefore, operational noise associated with project-related activities would be less than significant. The project site is located 2.2 miles away from the Compton/Woodley Airport, a county-owned public-use airport located in the central business district of Compton. For noise generated during construction, the County regulates noise through the Los Angeles County Municipal Code, Title 12, Chapter 12.08, Noise Control. It states that no construction equipment may operate between the hours of 7:00 p.m. and 7:00 a.m., Monday through Saturday, or at any time on Sunday or holidays, if the noise disturbance crosses a residential or commercial real property line.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: Growth Forecast SCAG 2008 Regional Transportation Plan (RTP).</u>				
b) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: Growth Forecast SCAG 2008 Regional Transportation Plan (RTP).</u>				
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				

The proposed project would increase housing options and potentially population growth but not beyond the expected increase already projected. According to growth projections for the Unincorporated Los Angeles County area in the Gateway planning area population is expected to increase by 11% by 2035 (from 129,247 to 149,829). Currently, the site is developed with four single-family structures; however they are dilapidated and unoccupied. No people would be displaced as the dwellings are uninhabitable.

The proposed project involves the construction of 55 new dwelling units. The LA County General Plan estimates an average of persons per household in the unincorporated area at 3.85 for multi-family housing. Using this rate, the proposed project would accommodate approximately 211 persons. According to the Los Angeles County 2008 Housing Element, the most recent Regional Housing Needs Assessment (RHNA) allotment for the County Unincorporated areas is 57,176 units from 2008 through 2014 of which 14,425 and 9,073 units shall be affordable to extremely very low and low income household respectively. The proposed project will account for less than 1% of the overall number of units needed to meet the projected affordable housing need of 57,176 units. Therefore, the population and housing impacts of the proposed project will be less than significant.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection? <u>Source: LA County Fire Department</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection? <u>Source: LA County Sheriff's Department</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The LA County Fire Department provides fire protection services in the unincorporated County area. The closest fire station is Station No. 95, which is located at 137 West Redondo Beach Blvd, Gardena, CA 90248-2220, approximately 2 miles southwest from the project site. The LA County Sheriff's Department provides Sheriff protection services in the unincorporated County area. The closest Sheriff Station is located at 301 South Willowbrook Avenue Compton, CA 90220-3135, approximately 3.4 miles from the project site. The proposed project could generate additional school-aged children, which would increase enrollment at existing school facilities. The Compton School District to be consulted. The project would result in a net increase of 55 dwelling units on-site and would increase the demand for usage of existing parks in the area. There are four parks within one mile of the project site: Enterprise Park, Athens Park, Roy Campanella Park, Willowbrook Park. The proposed increase in population caused by the project is not expected to place significant additional demands upon public safety services, therefore the public services impacts of the project are expected to be less than significant. Library fees will apply to accommodate the increase in population, therefore the impact would be less than significant.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project includes both common and private open space and recreation facilities and areas. The common facilities include a garden, atrium, adult patio, children's play area, community hall, basketball court and walkways on the ground level. The private facilities include balconies/decks for each unit. These facilities will be constructed concurrent with the proposed project and will, in and of themselves, have no significant impacts that are not addressed elsewhere in this analysis. As such, there will be no impact.

17. TRANSPORTATION/TRAFFIC

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f) Result in inadequate emergency access?

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g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

☐☐☒☐

h) Decrease the performance or safety of alternative transportation facilities?

☐☐☒☐

Per the Department of Public Works, a traffic study is not needed for this project as it will have less than a significant impact .

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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h) Comply with federal, state, and local statutes and regulations related to solid waste?

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The demand for water, wastewater treatment, and solid waste disposal attributable to this project is expected to be minimal compared to the amount of services being offered to the service area. The applicant has obtained will serve letters from the Golden State Water Company for water service and Southern California Edison for electricity. Additionally, the County Sanitation Districts of Los Angeles County sent a letter stating that the expected average wastewater flow from the project is 8,580 gallons per day and would be processed at the Joint Water Pollution Control Plant located in the City of Carson. A Standard Urban Storm water Mitigation Plan (SUSMP) is required, to be reviewed by Public Works. The project will be required to comply with the LA County Low Impact Development Ordinance and the Drought Tolerant Landscaping Ordinance.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>